

MINUTES OF THE PLAN COMMISSION
January 24, 2022

The regular meeting of the Plan Commission was conducted virtually due to public health concerns and called to order by Temporary Chairman Walter Oakley at 7:06 p.m.

Commissioner Steffe moved, seconded by Commissioner Wheeler to appoint Commissioner Oakley as Temporary Chairman of the Plan Commission in Chairman Mark Moore's absence.

Motion carried 5 - 0.

Members present: Temporary Chairman Walter Oakley, Amy Flores, Richard Pyter, Thomas Rankin, Eric Steffe, and Gregory Wheeler.

Members absent: Chairman Mark Moore.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; and David Smith, Senior Planner.

Others present: Brooke Lenneman, Village Attorney.

Commissioner Steffe moved, seconded by Commissioner Wheeler, to approve the January 10, 2022, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS:

**PC 20-28 Village of Libertyville, Applicant
1800, 1850, and 1950 N. US Highway 45**

Request is for Final Approval for an Amendment to the Village of Libertyville Comprehensive Plan Future Land Use Map, located at 1800, 1850 and 1950 N. US Highway 45 in an O-2 Office, Manufacturing and Distribution Park District.

**PC 20-29 Village of Libertyville, Applicant
1800, 1850, and 1950 N. US Highway 45**

Request is for Final Approval for an Amendment to the Special Use Permit for a Planned Development in order to reduce the land area for the Village of Libertyville Sports Complex and for the removal of the Golf Learning Center and Family Entertainment Center, and to add industrial and commercial land uses for property located at 1800, 1850 and 1950 N. US Highway 45 in an O-2, Office, Manufacturing and Distribution Park District.

**PC 20-30 Village of Libertyville, Applicant
1800, 1850, and 1950 N. US Highway 45**

Request is for Final Approval for an Amendment to the Planned Development Final Plan in order to reduce the land area and add additional parking spaces for the Village of Libertyville Sports Complex, removal of the Golf Learning Center (GLC) and Family Entertainment Center (FEC), and to add industrial and commercial land uses for property at 1800, 1850 and 1950 N. US Highway 45 located in an O-2, Office, Manufacturing and Distribution Park District.

**PC 20-31 Village of Libertyville, Applicant
1800, 1850, and 1950 N. US Highway 45**

Request is for Final Approval for an Amendment to the Special Use Permit for a Sports and Entertainment Complex in order to reduce the land area for the Village of Libertyville Sports Complex, removal of the Golf Learning Center (GLC) and Family Entertainment Center (FEC), and to add industrial and commercial land uses for property located at 1800, 1850 and 1950 N. US Highway 45 in an O-2, Office, Manufacturing and Distribution Park District.

**PC 20-32 Village of Libertyville, Applicant
1800, 1850, and 1950 N. US Highway 45**

Request is for Final Approval for an Amendment to the Site Plan Permit for a Sports and Entertainment Complex in order to reduce the land area for the Village of Libertyville Sports Complex, removal of the Golf Learning Center (GLC) and Family Entertainment Center (FEC), and to add industrial and commercial land uses for property located at 1800, 1850 and 1950 N. US Highway 45 in an O-2, Office, Manufacturing and Distribution Park District.

**PC 20-33 Village of Libertyville, Applicant
1800, 1850, and 1950 N. US Highway 45**

Request is for a Final Plat of Subdivision in order to develop industrial and commercial land uses for property located at 1800, 1850 and 1950 N. US Highway 45 in an O-2, Office, Manufacturing and Distribution Park District.

**PC 20-34 Midwest Industrial Funds, Applicant
1800, 1850, and 1950 N. US Highway 45**

Request is for Final Approval for an Amendment to the Village of Libertyville Comprehensive Plan Future Land Use Map, located at 1800, 1850 and 1950 N. US Highway 45 in an O-2 Office, Manufacturing and Distribution Park District.

**PC 20-35 Midwest Industrial Funds, Applicant
1800, 1850, and 1950 N. US Highway 45**

Request is for Final Approval for an Amendment to the Planned Development Final Plan in order to develop industrial land uses for property located in an O-2, Office, Manufacturing and Distribution Park District at 1800, 1850 and 1950 N. US Highway 45.

**PC 20-36 Midwest Industrial Funds, Applicant
1800, 1850, and 1950 N. US Highway 45**

Request is for a Final Plat of Subdivision in order to develop industrial and commercial land uses for property located at 1800, 1850 and 1950 N. US Highway 45 in an O-2, Office, Manufacturing and Distribution Park District.

In the matters of PC 20-28 through PC 20-33, Commissioner Steffe moved, seconded by Commissioner Wheeler, to continue these items to the February 14, 2022, Plan Commission meeting.

Motion carried 6 - 0.

Ayes: Oakley, Flores, Pyter, Rankin, Steffe, Wheeler

Nays: None

Absent: Moore

In the matters of PC 20-34 through PC 20-36, Commissioner Steffe moved, seconded by Commissioner Pyter, to continue these items to the December 13, 2021, Plan Commission meeting.

Motion carried 6 - 0.

Ayes: Oakley, Flores, Pyter, Rankin, Steffe, Wheeler

Nays: None

Absent: Moore

NEW BUSINESS:

**PC 22-01 Community High School District 128, Applicant
904 S. Milwaukee Avenue, Unit B**

Request is for a Special Use Permit for a Vocational Rehabilitation Service facility for property located in a C-4 Shopping Center Commercial District.

Mr. David Smith, Senior Planner, introduced the applicant's request for a Special Use Permit for a Vocational Rehabilitation Service facility for property located in a C-4 Shopping Center Commercial District.

Mr. Mark Koopman, Community High School District 128 representative, stated that their initial application for a the Special Use Permit to occupy a tenant space at Green Tree Plaza was approved by the Village of Libertyville, but they eventually determined that this space would not be viable.

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He stated that the tenant space at 904 South Milwaukee Avenue became available for their Transition Program.

Ms. Kelli Hartweg, Community High School District 128 Transition Program representative, described the programs services to the Plan Commission.

Commissioner Flores stated that the new location is a good spot and supports the request for the Special Use Permit.

Commissioner Wheeler asked for clarification of the transportation services and the site circulation. Ms. Hartweg described the planned traffic pattern for the site.

Commissioner Pyter asked about the nearest PACE bus stop. Ms. Hartweg stated that the PACE bus stop is not directly in front of the subject site. She stated that there is a PACE stop for southbound traffic located near the Advocate Condell Medical Center entrance and for the north bound traffic there is a PACE stop about one block south of the subject site. She stated that the students will have to walk across Milwaukee Avenue to access the PACE stop, but stated that this is part of learning from real life experiences.

Commissioner Pyter asked why the school district Transitional Program is classified as a Vocational Rehabilitation facility. Mr. Smith stated that the services provided by the school district's Transitional Program are Vocational Rehab services.

Commissioner Pyter asked about the alternative entrance into the site as shown on the site plan. Ms. Hartweg stated that north bound traffic has the ability to enter the site either from Milwaukee Avenue or from Valley Park Drive.

Commissioner Rankin stated that this is a better location for this program than Green Tree Plaza Shopping Center.

Temporary Chairman Oakley stated that this is a great project and a good location. He stated that consideration should be given to working with PACE for a bus stop that would be closer to the subject site.

Commissioner Flores what the applicant's sign program will look like. Ms. Hartweg stated that the sign program is still being developed.

In the matter of PC 22-01, Commissioner Steffe moved, seconded by Commissioner Wheeler, to recommend that the Village Board of Trustees approve a Special Use Permit for a Vocational Rehabilitation Service facility for property located in a C-4 Shopping Center Commercial District, in accordance with the plans submitted.

Motion carried 6 - 0.

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Ayes: Oakley, Flores, Pyter, Rankin, Steffe, Wheeler

Nays: None

Absent: Moore

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that there is a workshop scheduled for March 10, 2022 for both the Plan Commission and the Human Relations Commission to discuss the draft Attainable Housing ordinance.

Commissioner Pyter moved, seconded by Commissioner Steffe, to adjourn the Plan Commission meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:32 p.m.